

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/87 COORIGIL ROAD CARNEGIE VIC 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Carnegie

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 5/9 GERALD STREET MURRUMBEENA VIC 3163      | \$335,000 | 17-Oct-22 |
| 7/108 MURRUMBEENA ROAD MURRUMBEENA VIC 3163 | \$314,000 | 25-Dec-22 |
| 7/6 DUNOON STREET MURRUMBEENA VIC 3163      | \$320,000 | 16-Nov-22 |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 20 March 2023

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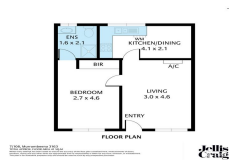


**5/9 GERALD STREET  
MURRUMBEENA VIC 3163**

1 1 1

Sold Price **\$335,000** Sold Date **17-Oct-22**

Distance **0.5km**



**7/108 MURRUMBEENA ROAD  
MURRUMBEENA VIC 3163**

1 1 1

Sold Price **\$314,000** Sold Date **25-Dec-22**

Distance **0.6km**



**7/6 DUNOON STREET  
MURRUMBEENA VIC 3163**

1 1 1

Sold Price **\$320,000** Sold Date **16-Nov-22**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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